

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – April 18, 2008
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:02 a.m. and adjourned at 10: 16 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Kreitzer, Riess, Woods

Commissioners Absent: Pallinger

Advisors Present: Sinsay (DPW); Taylor (OCC)

Staff Present: Baca, Farace, Gibson, Grunow, Maxson, Slo-
vick, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes
for the Meeting of March 21, 2008**

Tabled until May 2, 2008, for additional review by Commissioner Beck.

C. Public Communication: Opportunity for members of the public to speak to
the Commission on any subject matter within the Commission's jurisdiction but
not an item on today's Agenda.

None.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Formation of Consent Calendar: Item 1 (continuance)

RP 79-005W¹, Agenda Item 1:**1. National Quarries Reclamation Plan Modification RP 79-005W¹, Bonsall Community Plan Area**

Proposed Modification of an existing approved Reclamation Plan, RP 79-05. This Modification would address the reclamation of all of the currently disturbed lands and the lands intended to be mined in the future by the operator of the National Quarries mining facility. The proposed Reclamation Plan has been prepared in conformance with the current standards of the California Surface Mining and Reclamation Act (SMARA). The Plan depicts the configuration of the final reclaimed surface (i.e. the extent of excavation) and describes how this surface will be treated to allow the site to be left in a condition suitable for an alternate end use. This treatment includes revegetation, drainage improvements and engineering of the site access road. National Quarries has established a vested right to mine the entire 210-acre site; therefore, a Major Use Permit granted by the County of San Diego is not required for the ongoing operation of this facility.

Staff Presentation: Passon

Proponents: 2; **Opponents:** 1

Discussion:

Staff has recently received comments from the Department of Conservation which make it necessary to postpone today's hearing and modify Staff's Report. Commissioner Beck requests that Staff return on the new hearing date with details on what the final use of this land will be, and how that use will relate to habitat planning in the area and the County's General Plan. Staff is also requested to ensure that the revegetation plan includes native plant species as well as plants that will assist in slope stabilization, and provide information detailing final slope standards.

Action: Woods – Kreitzer

Continue consideration of Reclamation Plan RP 79-005W¹ to the meeting of June 27, 2008.

Ayes:	Beck, Brooks, Day, Kreitzer, Riess, Woods
Noes:	0- None
Abstain:	0 - None
Absent:	1- Pallinger

TM 5531RPL², Agenda Item 2:**2. Hilton Head Condominium Conversion, Tentative Map (TM) 5531RPL², Valle de Oro Community Plan Area**

Proposed Tentative Map to subdivide an existing 2-story, 40,223 square-foot commercial office building into 23 commercial condominium units. The project is located east of Jamacha Road on Hilton Head Road in the Valle de Oro Community Plan Area. The commercial office building was constructed with an approved building permit in 2006, and passed final inspection on October 8, 2007. A landscape plan was required as a condition of building permit approval. A letter from a landscape architect was provided prior to occupancy demonstrating that the required landscaping was installed per the approved plans. The landscaping consists of large deciduous and evergreen trees planted along the eastern property line. Access to the site is provided via two private driveways: Hilton Head Road and the other from Hilton Service Road. 181 parking spaces are provided onsite, along with 30 bicycle spaces and six ADA compliant spaces. The project is subject to the (21) Specific Plan Area Land Use Designation and is subject to the Cottonwood Village Specific Plan Amendment (SPA 82-03), which was adopted by the Board of Supervisors on April 12, 1983. The project site is subject to the Current Urban Development Area Regional Category, and the C36, General Commercial Use Regulations.

Staff Presentation: Slovick

Proponents: 2; **Opponents:** 2

Discussion:

The Valle de Oro Community Planning Group representative today also represents property owners on Royal St. James Drive who are opposed to this project. The Planning Group representative believes the existing building is too large for this residential area and insists that the proposed commercial condominiums should be owned and operated by one entity.

Following public testimony, Commissioner Day questions whether the proposal will comply with all building codes and he is assured by Staff that it will. The applicant's representative, in response to questions from Commissioner Kreitzer, informs the Commission that a management company and CC&Rs will ensure that the commercial tenants adhere to all requirements and standards.

TM 5531RPL², Agenda Item 2:

Commissioner Beck requests that the applicant work with Planning Group representatives to alleviate their concerns about potential problems that could arise when dealing with multiple condominium owners, while Commissioner Kreitzer points out that multiple business owners occupying the same structure rarely tolerate others' abuse of property in which they're all invested.

Chairman Riess questions whether there are signage limitations or restrictions, and whether parking provisions will be adequate. Staff explains that the building operators must comply with the sign restrictions and limitations contained in the Zoning Ordinance, and all violation complaints will be investigated. With respect to parking, spaces are not dedicated to specific units but Staff has determined that there is adequate parking available.

Action: Beck – Day

Adopt the Resolution approving TM 5531RPL², which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Pallinger

POD 08-008, Agenda Item 3:

3. Revisions to Board of Supervisors Policy I-63, General Plan Amendment and Zoning Guidelines, POD 08-008

Proposed revisions to Board Policy I-63, General Plan Amendment and Zoning Guidelines. Board Policy I-63 establishes procedures that require property owners or other interested persons to present private requests to initiate General Plan Amendments. This is referred to as a Plan Amendment Authorization or "PAA". The proposed revision of Board Policy I-63 would incorporate time limits as to when initiated PAAs expire and when appeals must be filed. The revisions also address the expiration date of already initiated PAAs.

Staff Presentation: Farace

Proponents: 0; **Opponents:** 0

Discussion:

Following Staff's brief report, Staff explains that Plan Amendment Authorizations (PAAs) initiated within the last two years must comply with the revised Policy. Commissioner Day discusses what he believes are the short-comings of the PAA process which, he believes, circumvents comprehensive land-use planning and development, and compromises the General Plan. He favors postponing consideration of Staff's recommendations today to allow notification of those who have PAA applications in line. Commissioner Beck refers to the Highland Meadows project, and seeks assurance that Staff's recommendations will prevent such errors from re-occurring.

Action: Day – Beck

Continue consideration of POD 08-008 to the meeting of May 2, 2008.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Pallinger

POD 08-008, Agenda Item 3:

Note: Following the discovery that the May 2, 2008 Planning Commission docket is full, the Commission takes the following action:

Action: Day - Woods

Re-open the hearing on POD 08-008.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Pallinger

Action: Day – Woods

Continue consideration of POD 08-008 to the Workshop of May 30, 2008.

Ayes:	6 -	Beck, Brooks, Day, Kreitzer, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Pallinger

Administrative:

F. Director's Report:

None.

G. Report on actions of Planning Commission's Subcommittees:

No reports were provided.

H. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

Commissioners Day or Riess will attend the April 23, 2008 Board of Supervisors meeting.

I. Discussion of correspondence received by the Planning Commission:

J. Scheduled Meetings:

May 2	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 16	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 30, 2008	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
June 13, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 27, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 11, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 25, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 8, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 22, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 17, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:16 a.m. to 9:00 a.m. on May 2, 2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.